



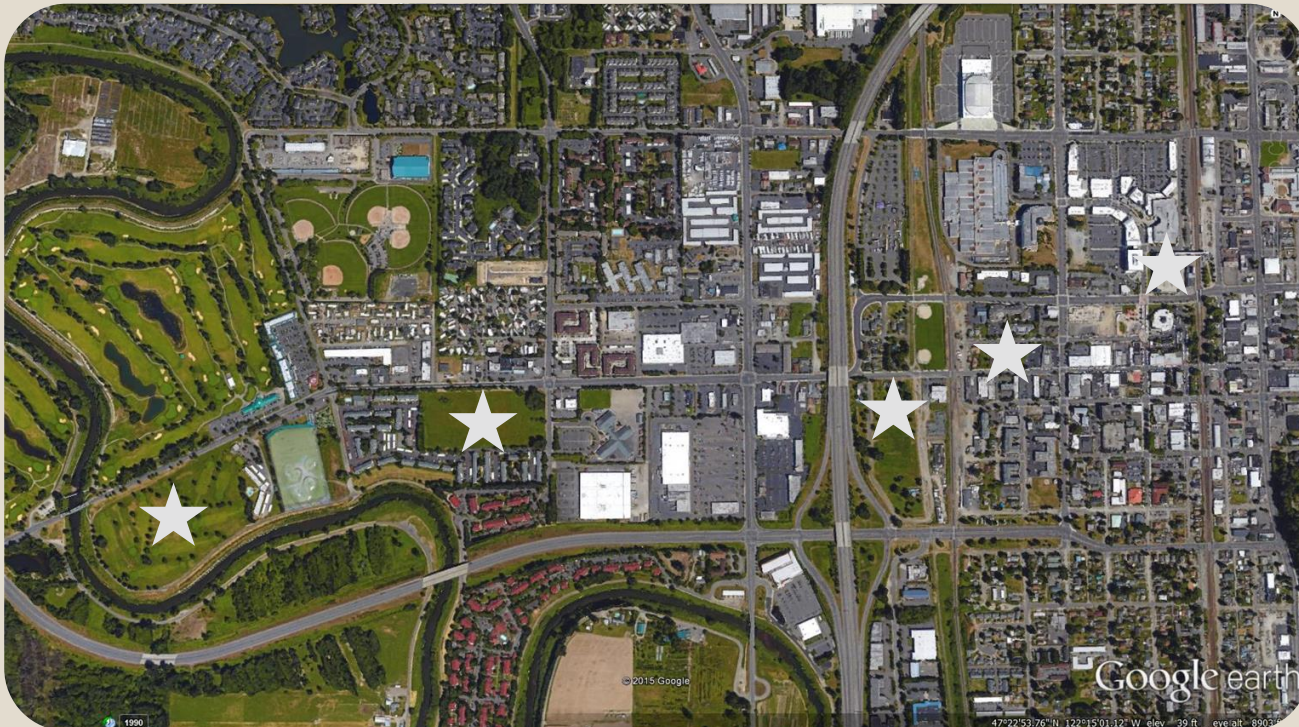
December 13,  
2016

Kent City  
Council  
Workshop

# RECAP

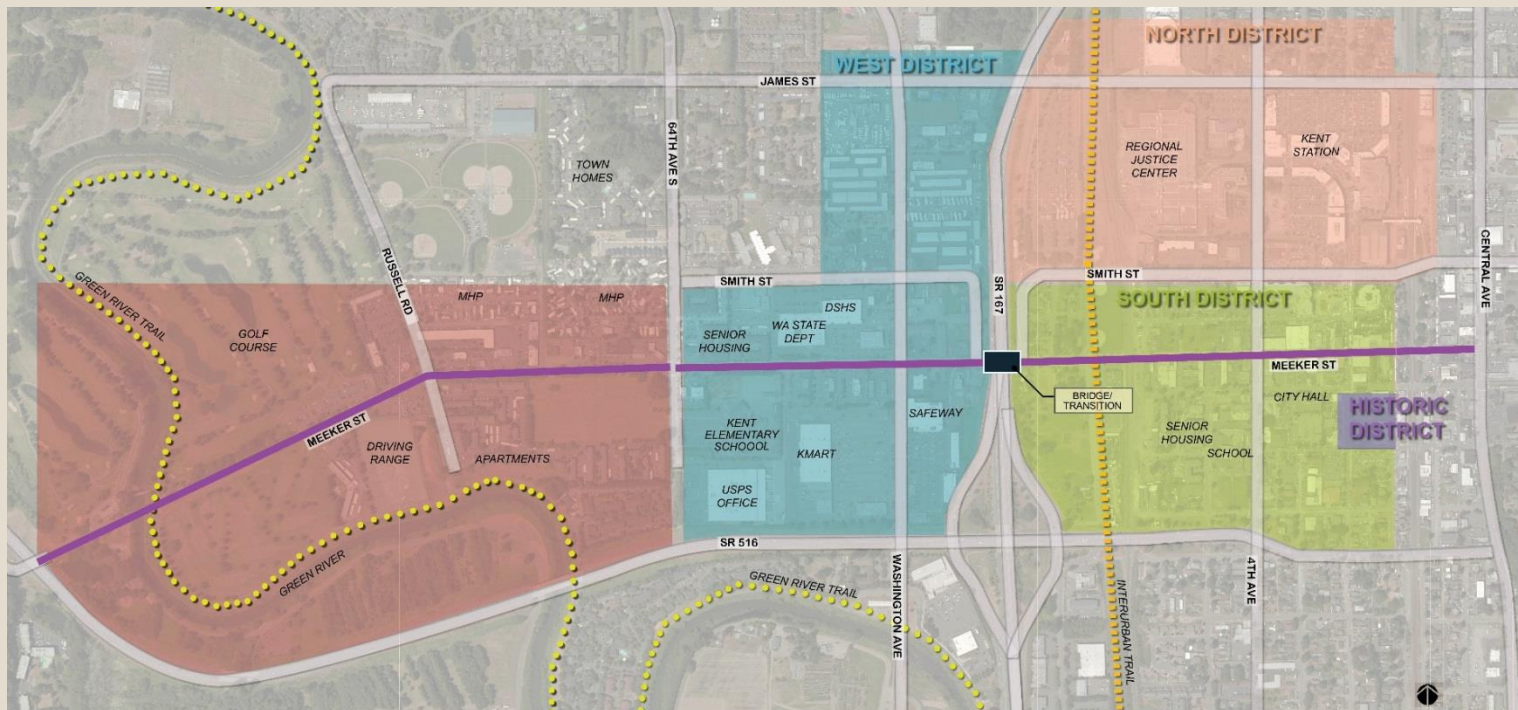
## ■ Meeker Street matters

- Economic Development Plan calls for rebuilding commercial corridors
- Front door to Kent for drivers coming from I-5
- 40 Acres of development is happening; Meeker is changing



# RECAP

- The City has
  - Rezoned the area to be more urban as part of the Downtown Subarea Action Plan
  - Expanded the boundaries of the downtown area to 64<sup>th</sup> Avenue
  - Applied the downtown street design standards to entire corridor
- Meeker Street's current design and function does not support future urban development



# RECAP

- How can the City support and direct change?
- How can the City connect new development to downtown?
- How can the City create a place people want to be?



# RECAP

- Smart Growth America workshop
  - September 2015 - Two-day workshop with national experts
  - Staff and electeds participated, plus advanced community outreach
  - Placemaking + identity = economic competitiveness



## Meeker Street Needs Assessment Concept Diagram



# RECAP

- Goals of project – from the SGA workshops
  - Connect historic core to KDM/516 and I-5
  - Improve safety for multiple users: pedestrians, cyclists, residents
  - Create a sense of place and distinctive identity
  - Complement new development





# RECAP

## ■ Past briefings for Council

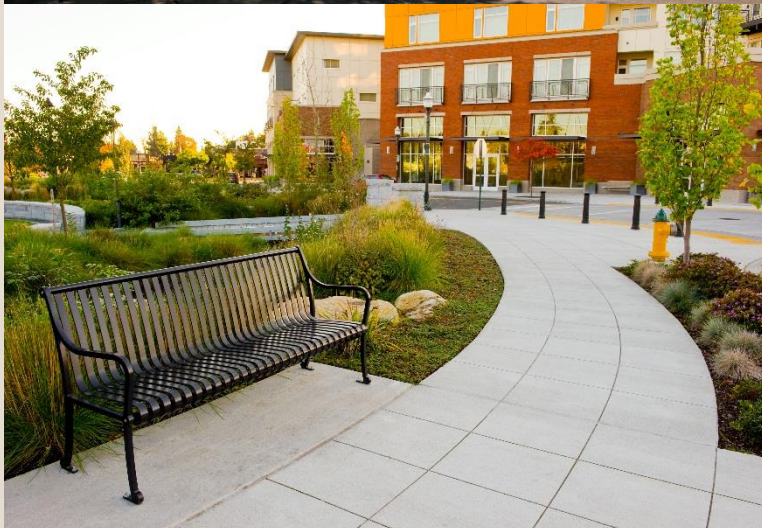
- October 6, 2015 – full Council workshop
  - Opportunity on Meeker (parcels ripe for development)
  - Smart Growth America workshops
  - Community outreach in 2015

## ■ Tonight's briefing

- Progress of past year
  - Traffic analysis
  - Preliminary/conceptual design
  - Outreach
- Next steps



# URBAN DESIGN





# SIMILAR EXPERIENCE WITH NEIGHBORING CITIES

- Redefining a downtown/urban corridor:
  - Placemaking
  - Balancing needs for all travel modes
  - Redefining urban streetscape and building standards
- Funding:
  - Positioning projects for grants
  - Local share – city/developer investments
- Phasing:
  - Prioritizing improvements
  - City projects or frontage improvements
- Achieving the Vision:
  - Council backing
  - Community support
  - Working with business and property owners



# RESULTS FROM CITY INVESTMENT

## Downtown Redmond

Since 2005  
Roadway Investment:  
(10 Projects)  
Over \$35 million

Private Developments  
Property Values +24% from 2014  
to 2015  
Est. \$250 million



## Downtown Auburn

Since 2010  
Roadway Investment:  
Over \$7 million  
• Division Street  
• City Hall Plaza +

Private Developments  
Est. \$50 million  
• Trek Apartments  
• Merrill Gardens



## Downtown Burien

Since 2002  
Roadway/Transit Center/  
City Hall/Library Investment:  
Over \$68 million

Private Developments  
Est. \$120 million  
• 3 City blocks  
• Commercial remodel



## Downtown Shoreline

Since 2005  
Roadway/Infrastructure:  
Investment:  
Over \$6.5 million

Private Developments  
Est. \$50 million  
• Two remodels  
• Arabella apartments  
• Polaris apartments



# TRAFFIC ANALYSIS

## ■ Assumptions:

- Meeker Street Bridge will not be replaced
- Community's desire for a more urban, walkable and safer Meeker Street

## ■ Existing Conditions:

- Short-cut from East Hill to KDM Rd
- Infrequent crossings (“superblocks”)
- Pedestrian facilities – narrow sidewalks (no buffer, not to downtown standard)
- Bicycle facilities - missing connections, no buffer
- Intersections uncomfortable for pedestrians





# TRAFFIC ANALYSIS

## ■ Transportation Analysis:

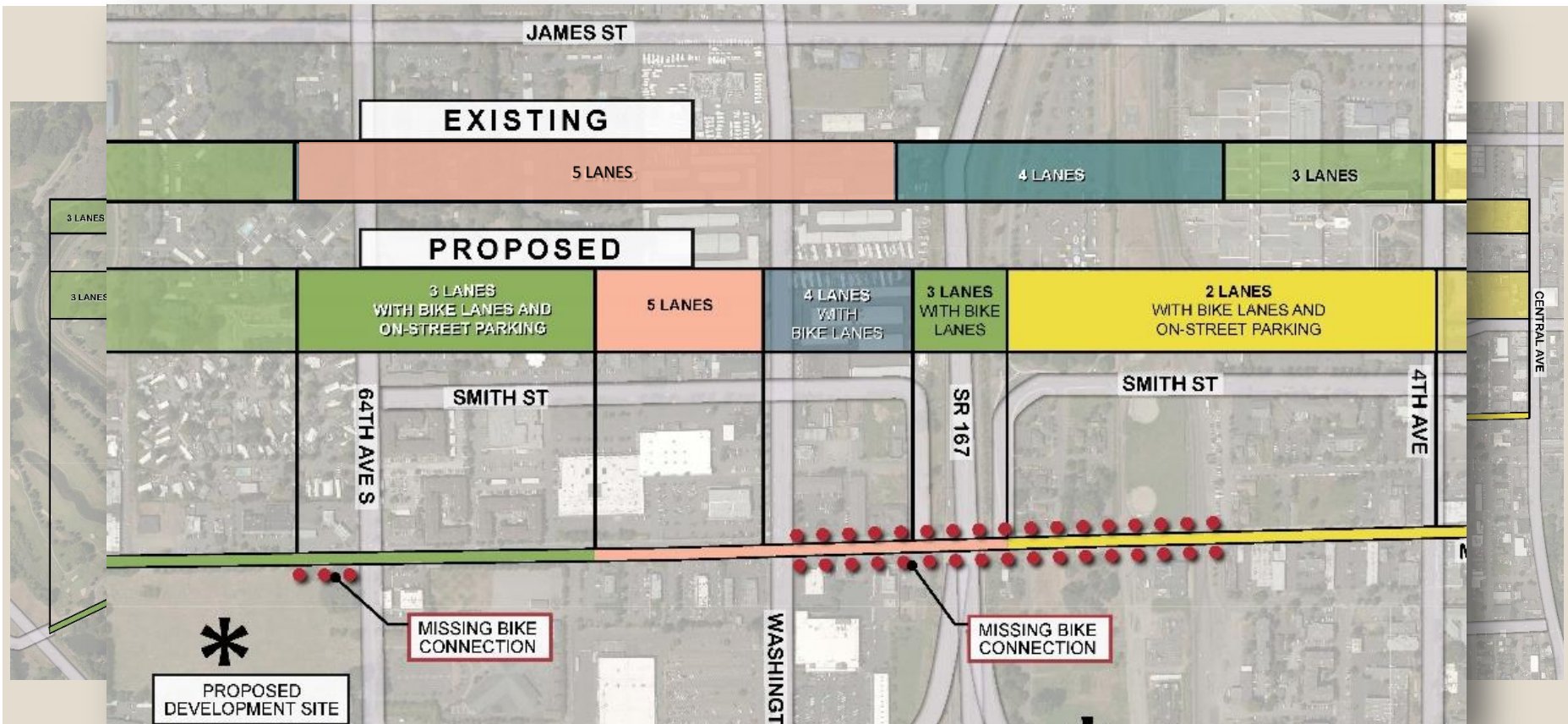
- Testing of roadway and intersection alternatives
- Expanded analysis of AM, Midday and PM peak hours
- 2035 growth projections from Transportation Element Update

## ■ Major Observations:

- SR 516 is a high-speed, parallel route; with intersection improvements, it could carry more traffic than it does now
- 3 lanes enough for most of Meeker corridor
- To meet LOS, a wider section would be needed at Washington Ave intersection.



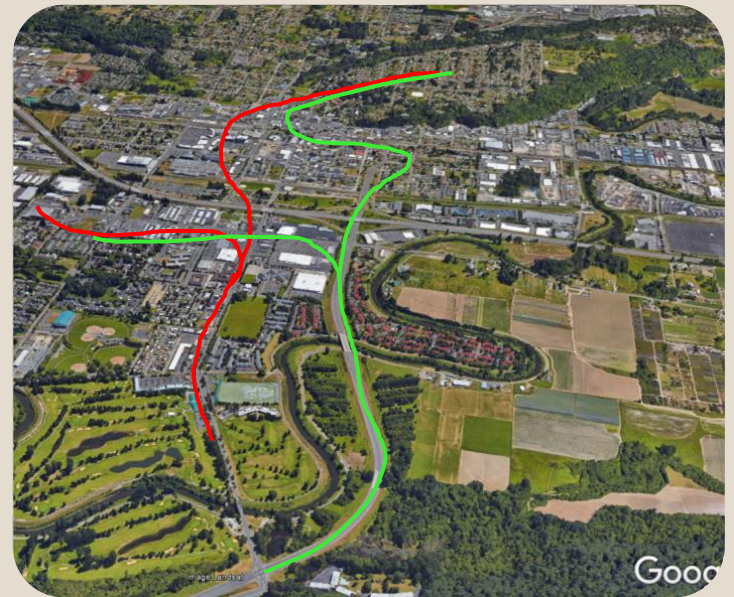
# TRAFFIC ANALYSIS: PROPOSED



# TRAFFIC ANALYSIS: FINDINGS

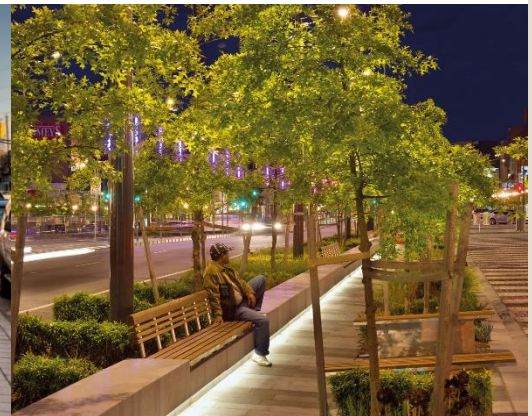
## ■ Policy Choice:

- Make capacity investments at intersections to better utilize State Route 516
- Allow Meeker to become a multimodal corridor
- Support new development of an urban character
- Existing TMP calls for 5 lanes



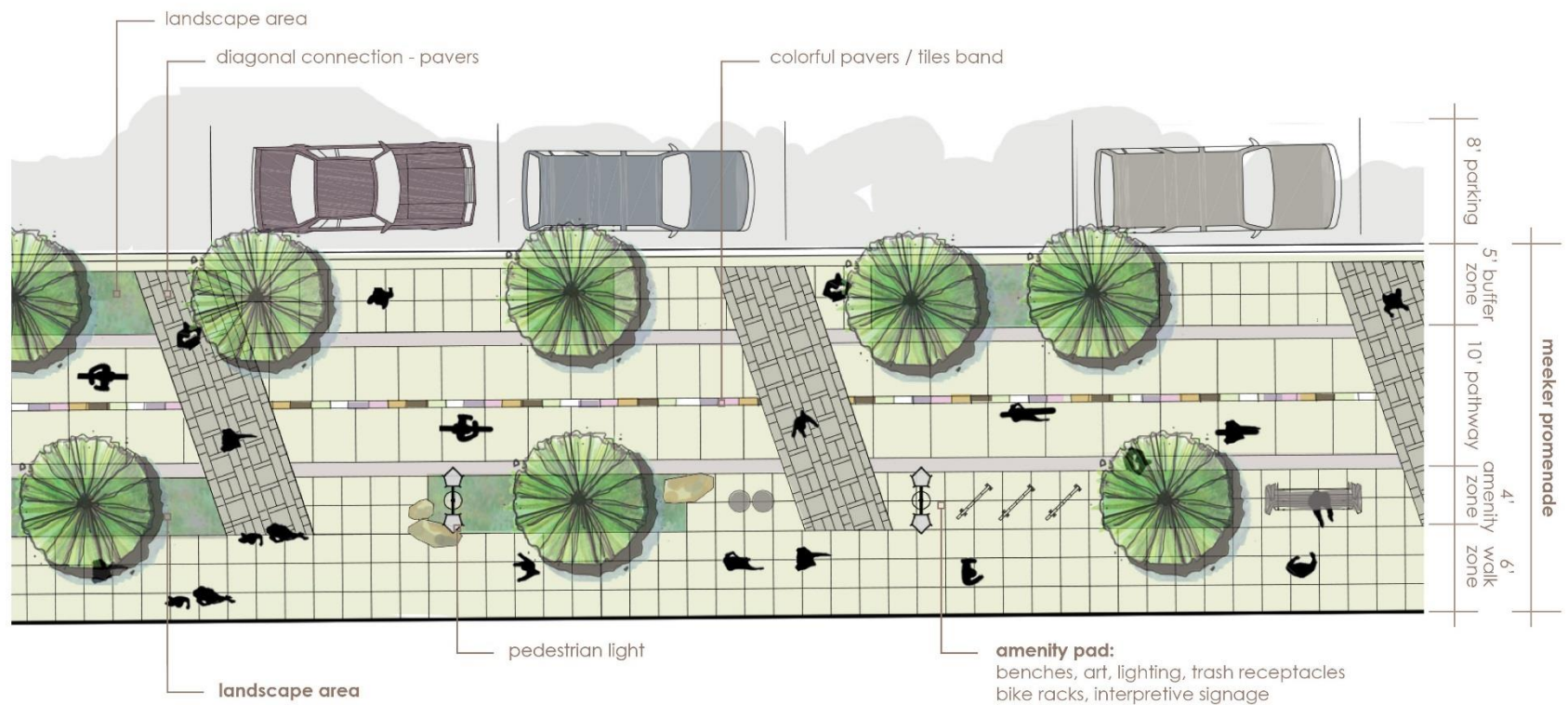


# PRELIMINARY DESIGNS



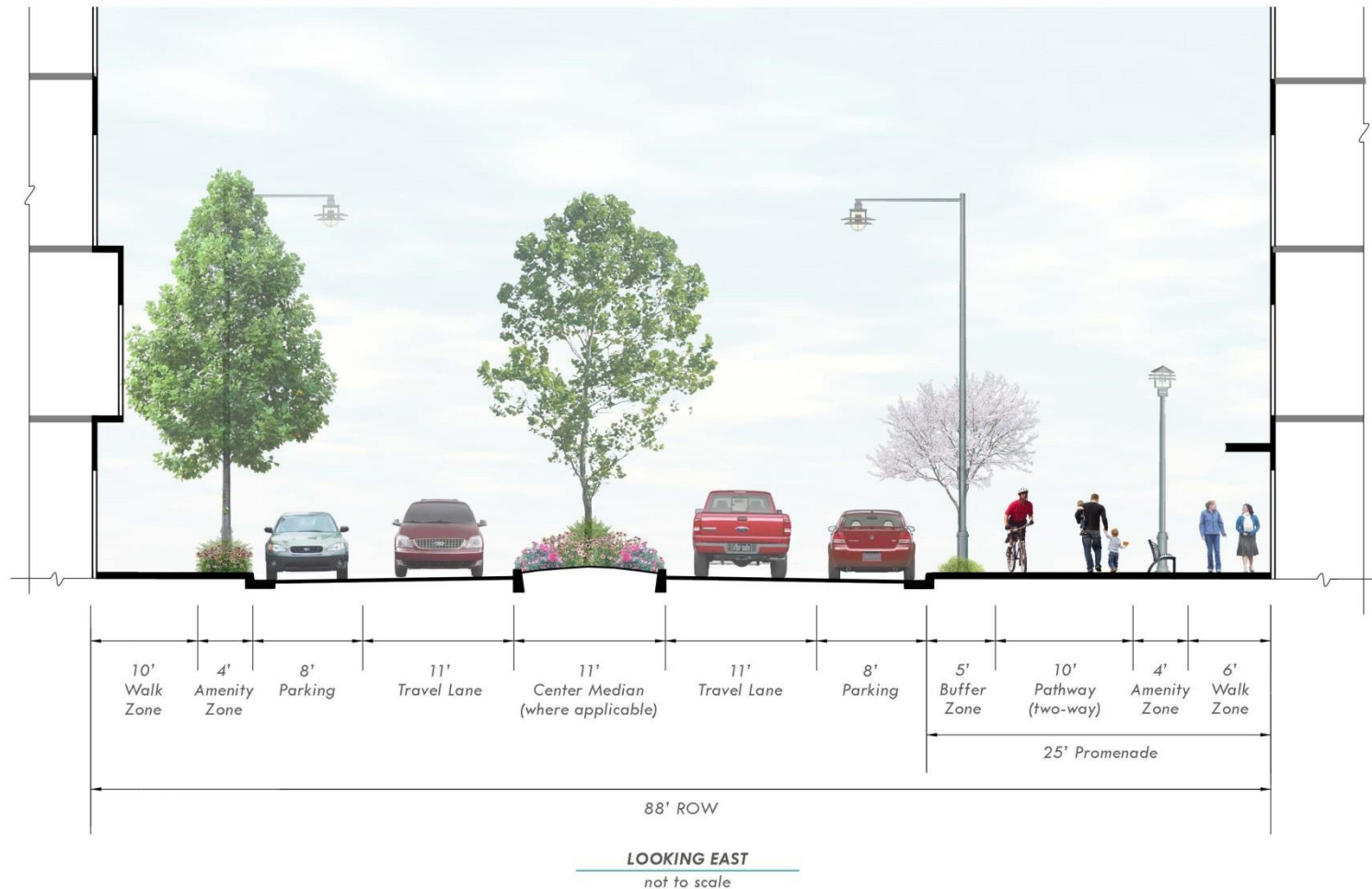
# PRELIMINARY DESIGNS

## Meeker Promenade



# PRELIMINARY DESIGNS

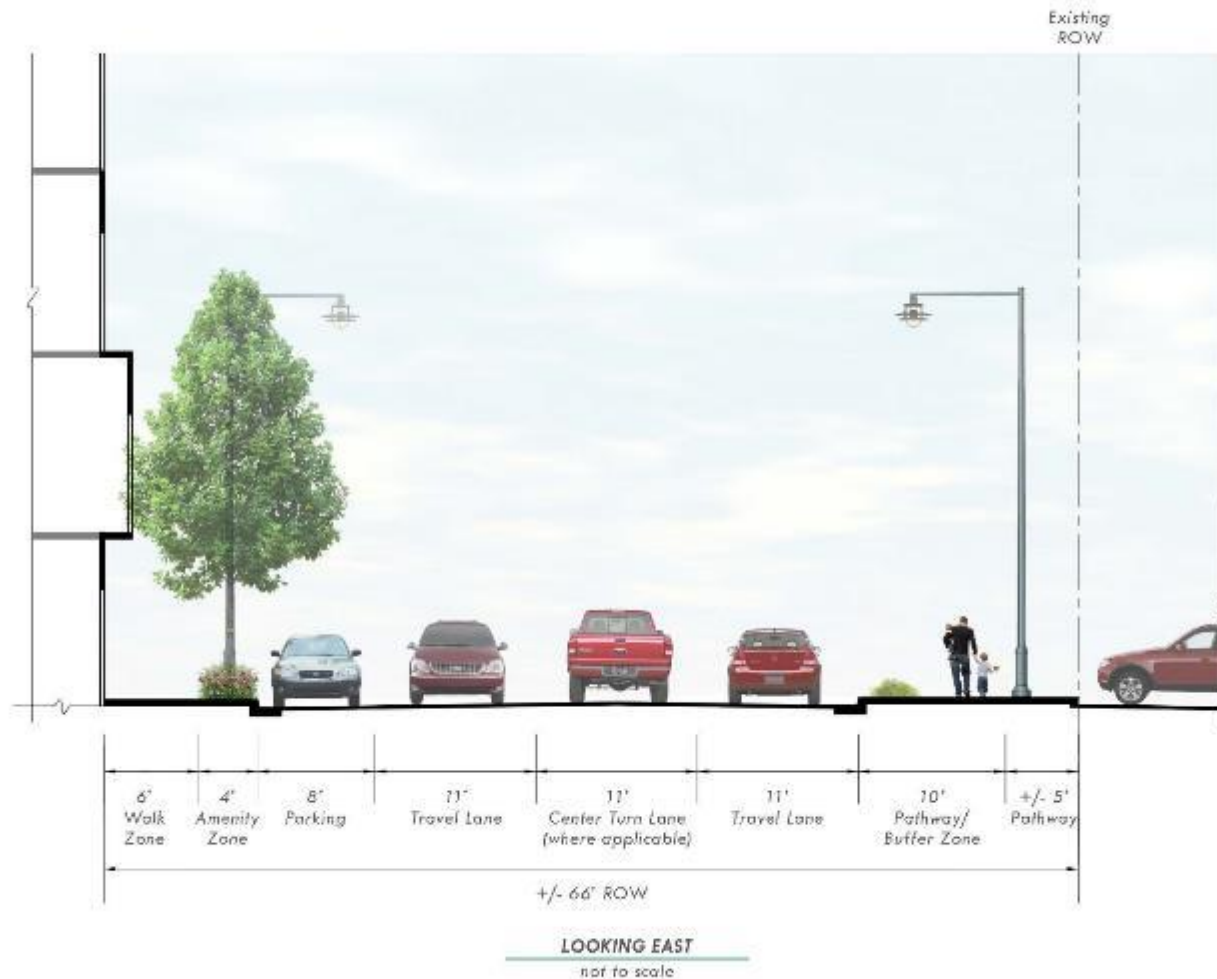
## Preferred Section





# PRELIMINARY DESIGNS

## Pre-redevelopment Section





# PHASING





# COMMUNITY ENGAGEMENT

- Focus groups/community meetings
- Walking audit with Kent Elementary and Feet First
- Golf course – to be rescheduled
- Signature Pointe – TBD
- The Lakes – January 12, 2017
- Website – in progress
- Property owner outreach





# FUNDING & LEVERAGING OPPORTUNITIES

- Riverbend
- Awarded Complete Streets funding: \$250,000
  - Pending Board approval – Jan 27, 2017
- 4<sup>th</sup>-6<sup>th</sup> on-street parking → early win!
- Developer participation
- Underpass lighting
- Grants on the horizon
- Explore themes



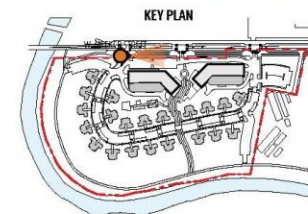
# RIVERBEND GATEWAY DEVELOPMENT

## Site



### 'MEET ME ON MEEKER'

Pedestrian friendly public walk flows with activity by incorporating on-street parking, river trail connections, sidewalk improvement, lighting, landscaping, bike racks, benches, art, and interpretive signage.





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# NEXT STEPS

- Complete agreement between FNW architects and City team for street design of Riverbend segment—and funding
- Design and construction standards – new overlay
- More details on ROW and cost
- More targeted outreach to property owners who would be affected by ROW acquisition
- Explore themes